

DEED OF SALE BY PERSONAL REPRESENTATIVE  
(Testate)  
Maine Statutory Short Form

TRANSFER  
TAX  
PAID

# Know all Persons by these Presents,

015812

46-68

That I, BARRY E. RIBBONS,

of Gray, County of Cumberland, State of Maine,  
duly appointed and acting personal representative of the estate of JUNE G. RIBBONS,  
deceased (testate), as shown by the probate records of the County of Kennebec, Maine,

~~(and having given notice to each person succeeding to an interest in the real property described below at least~~

~~ten (10) days prior to the sale) (and not having given notice to each person succeeding to an interest in the real~~

property described below at least ten (10) days prior to the sale, such notice not being required under the terms of

the decedent's will), by the power conferred by the Probate Code, and every other power, for consideration

paid, grants to ROSE E. ROY of Waterville,

County of Kennebec, State of Maine,

whose mailing address is 7 Ticonic Street, Waterville, Maine 04901

~~XXXXXX~~

~~XXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

TWO (2) CERTAIN LOTS OR PARCELS OF LAND together with the buildings and improvements located thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine, and separately bounded, described and designated as follows, to wit: -

PARCEL ONE - BEGINNING at an iron pin set in the north line of Western Avenue, which iron pin marks the southwest corner of land now or formerly belonging to Luke N. Morrell et al; thence northerly seventy (70) feet to an iron pin; thence continuing in the same direction one hundred twenty-six and four-tenths (126.4) feet to an iron pin, which iron pin is twenty-four and eight-tenths (24.8) feet southerly from an iron pin set in the south line of land formerly belonging to Mount Merici Academy operated by the Ursuline Nuns; thence northwesterly twenty-seven (27) feet to an iron pin set in the south line of Maura Court; thence easterly in the south line of Maura Court sixteen and eight-tenths (16.8) feet to an iron pin which marks the east line of the Court; thence easterly in the same direction and along the south line of land formerly of Mount Merici Academy thirteen (13) feet to an iron pin and continuing easterly in the same direction in the south line of the Mount Merici Academy land seventy-four and eight-tenths (74.8) feet to an iron pin set in the west line of land of Arthur Grenier; thence southerly in said Grenier's west line one hundred ninety-two and four-tenths (192.4) feet to an iron pin marking the northeast corner of land now or formerly owned by the said Luke N. Morrell et al; thence westerly in said Morrells' north line fifty-eight (58) feet to an iron pin marking the northwest corner of land now or formerly owned by the said Luke N. Morrell et al and which iron pin is distant three and eighty-five one-hundredths (3.85) feet easterly from the iron pin referred to as seventy (70) feet northerly from the starting point of the land herein described; thence south in the said Ribbons' west line approximately seventy (70) feet to the iron pin in the north line of Western Avenue which is the point begun at.

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PARCEL 2 - BEGINNING at an iron pin set into the ground in or near the northerly line of Western Avenue in said Waterville which pin marks the southeasterly corner of the lot here described and also the southeasterly corner of a larger lot of Emily D. Roberts and f/n/a Emily D. Lunt from which the lot here described is to be set off; thence westerly in the northerly line of said Avenue sixty-three (63) feet to a second iron pin or pipe; thence northerly seventy (70) feet to a third iron pin or pipe; thence easterly fifty-eight (58) feet to a third iron pin or pipe in the easterly line of land retained by the said Emily D. Roberts; thence southerly eighty (80) feet to the iron pin at the point of beginning.

PARCELS 1 AND 2 being the same lots or parcels of land conveyed to June G. Ribbons, the decedent, under and by virtue of a certain Warranty Deed from the said Emily D. Roberts and f/n/a Emily D. Lunt dated December 1, 1993 and recorded in the Kennebec County Registry of Deeds in Deed Book 4568, at Page 283 and REFERENCE should be made to the Last Will and Testament of the decedent, dated August 7, 1989 and whose estate is being duly probated in the Kennebec County Probate Court - Docket No. 96-95.

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**Witness** my hand and seal this 27th day of  
June, 19 96

Signed, Sealed and Delivered  
in presence of

*Dennis W. Matthews*

*Barry E. Ribbons*

Barry E. Ribbons

State of Maine, County of Kennebec ss. June 27, 19 96

Then personally appeared the above named Barry E. Ribbons

in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,



*Dennis W. Matthews*

Notary Public  
Attorney at Law

DENNIS W. MATTHEWS  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 17, 2000

Printed Name:

RECEIVED KENNEBEC SS.  
1996 JUL 28 AM 10:31

ATTEST: *Lynne Ruth Moore*  
REGISTER OF DEEDS